

REPORT TO THE JERICHO DEVELOPMENT REVIEW BOARD

DEVELOPMENT REVIEW BOARD HEARING DATE: March 10, 2016

REPORT PREPARATION DATE: February, 2016

APPLICATION TYPE: Conditional Use: New Camp

APPLICANT/OWNER: Jamie Valyou

DESCRIPTION: A request to the DRB by Jamie Valyou for conditional use approval of a new camp. Conditional use approval is required for not meeting all requirements applicable to the construction of a single family dwelling. The parcel is located at 90 Milo White Road in the Forestry Zoning District.

IDENTIFYING INFORMATION:

LOCATION: 90 Milo White Road

PARCEL NO: MI090

TOTAL ACREAGE: ±32 acres

ZONING DISTRICT(S): Forestry

EXISTING USE: Undeveloped lot

PROPOSED USE: Hunting cabin

NOTICE OF PUBLIC WARNING/ ABUTTERS:

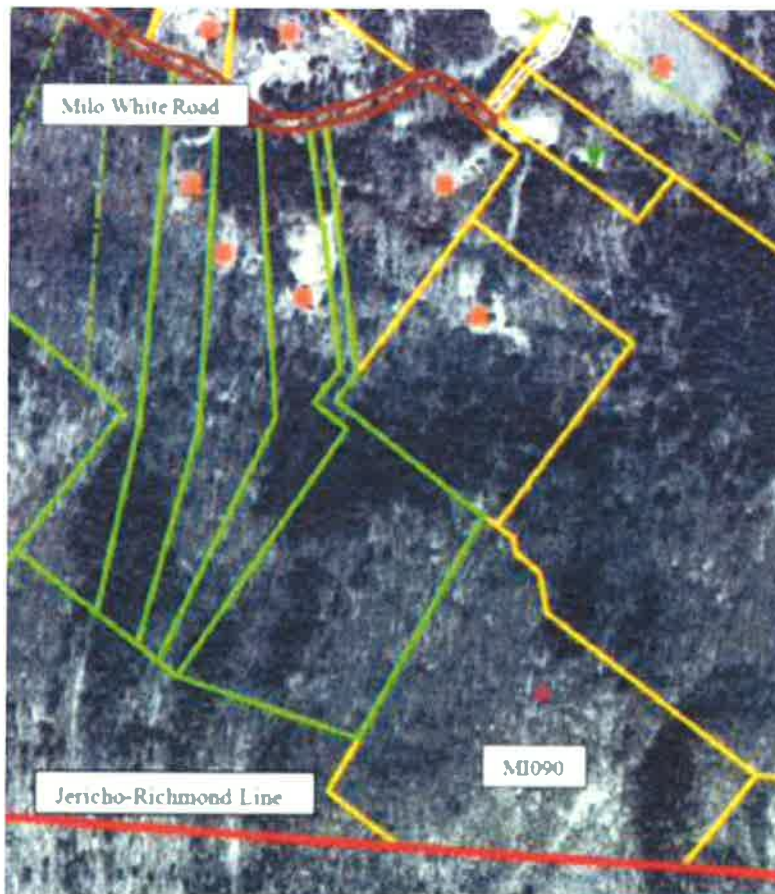
Notice of Public Warning published in the Mountain Gazette on February 18, 2016

Notice of Public Warning posted on Feb. 24 & 25, 2016: (FPF, Desso's, JCaT, Jacob's, DR Library, TOJ, PO

Onsite posting sent on February 23, 2016 for applicants to post on property

Notice of Public Warning sent to abutters and applicants on February 24, 2016

LOCATION MAP:



Orthographic image of MI090 in relation to Milo White Road & town boundary

PROJECT OVERVIEW

The applicant has interest in purchasing 90 Milo White Road to construct a hunting cabin. §4.7.8.3.2 states conditional use approval by the DRB is necessary when a new camp does not meet all requirements applicable to the construction of a single family dwelling. Namely, the non-applicable items include access, septic, and water supply. This camp has a ROW over 110 Milo White Road.

PREVIOUS ACTIVITY

There are currently no uses on this heavily wooded lot.

DEPARTMENTAL REVIEW AND COMMENTS

- I. Conditional use approval (§10.9.)
- II. Specific Use Standards (§4.7.8.3.2.)
- III. General Development standards (§11)

I. CONDITIONAL USE APPROVAL (§10.9.)

10.9.1. Purpose: Conditional use review is intended to subject specified uses to more careful scrutiny because of the potential for adverse impacts to adjoining properties, the neighborhood, or the community at-large.

10.9.2. Applicability: Before the Zoning Administrator may issue a Zoning Permit, a conditional use requires approval of the Development Review Board subject to the procedures of Section 10.8. Conditional uses are those specified for a given zoning district in the Table of Uses in Section 4.3. A use designated as a conditional use shall not require separate site plan review. Site plan review standards, submission requirements and approval conditions in Section 10.10 shall become part of the conditional use review standards.

10.9.3. Standards: In granting approval for a conditional use, the Development Review Board shall determine the area likely to be affected, and that the use shall not result in an undue adverse effect on any of the following general standards from the ACT [§4414(3)(A)]:

10.9.3.1. The capacity of existing or planned community facilities. The Development Review Board shall determine that facilities (e.g. water, sewer, schools, fire protection, roads) are reasonably available to serve the use or are planned to serve the proposed use at its anticipated time of occupancy.

This application will not put undue burden on existing community facilities. The CESU school district will not be impacted as the camp is not being constructed as a new single family dwelling.

The fire department has stated that it cannot provide service to the cabin due to limited access. The applicant has stated that he will equip the cabin with smoke detectors and fire extinguishers.

The Agency of Natural Resources does not require a permit for the project. Milo White Road will be used for access. No community facilities are planned at this point.

10.9.3.2. The character of the area affected as defined by the purpose of the zoning district in which the use is located, and by specifically stated policies and standards of the Jericho Comprehensive Town Plan. At a minimum, the Development Review Board shall determine that:

(a) nuisance or hazard will not be created to the detriment of the health, safety, or welfare of the occupants of the proposed use or the citizens of Jericho; This camp is proposed as a hunting cabin. DRB should determine if this poses a danger to nearby residents

(b) the proposed use, including any building associated with the use, will be in general harmony with the character of the surrounding neighborhood and will not adversely impact abutting residences or other property; A rendition of the building was not submitted, but given the reclusive character of the area, a "cabin" seems appropriate

(c) the proposed use, including any building associated with the use, will be compatible with the stated purpose of the zoning district in which the use will be located. The purpose of the forestry district, as stated in the Jericho Comprehensive Town Plan: The purpose of the Forestry District is to preserve productive forests as important parts of Jericho's local economy, and to maintain the rural character of Jericho by preserving significant aesthetic, recreational, and natural resources.

10.9.3.3. Traffic on roads and highways in the vicinity: The Development Review Board shall determine that traffic generated or patterns of access or egress will not cause congestion, hazard, or detriment to the established neighborhood character. In making this determination, the Development Review Board may consider any traffic study required by Section 11.5.1 of these regulations. Impact on traffic on Milo White road will be limited. Applicant has testified that camp will be used a max of 60 days a year, and no more than 3 weeks in a row.

10.9.3.4. Bylaws and ordinances then in effect (see II. Specific Use Standards §4.7.8.3.2 below)

10.9.3.5. Utilization of renewable energy resources. None proposed

10.9.4. Additional Review Standards: The Development Review Board shall consider and may impose appropriate safeguards, modifications, and conditions relative to the following standards:

10.9.4.1. All site plan review standards and approval conditions in Section 10.10 below

10.9.4.2. The cumulative impact of the proposed conditional use taken together with other conditional uses in the area

10.9.4.3. If the proposed use involves the sale or storage of hazardous materials, protection for public and private water supplies, adjacent properties, wetlands or other environmental features, and human health shall be ensured. Particular care shall be taken with respect to potential impacts on water resources in the Wellhead Protection Overlay District, Wetlands Overlay District, and the River Overlay District. To facilitate evaluation of the proposed use, the Development Review Board may require an independent analysis, in accordance with Section 10.8.6 of these regulations. No storage or hazardous waste proposed.

10.9.5. Expiration of Approval:

10.9.5.1. Conditional use approval shall expire if a zoning permit is not obtained within 180 calendar days of approval unless the Development Review Board grants an extension. 10.9.5.2. The Development Review Board may grant an extension of conditional use approval for reasonable and substantial cause.

II. SPECIFIC USE STANDARDS (§4.7.8.3.2.)

4.7.8.3. New Camps may be constructed subject to the following conditions:

4.7.8.3.1. as permitted uses in all districts except Open Space when proposed in the same manner and according to the same requirements as single family dwellings; Not relevant to this application

4.7.8.3.2. as conditional uses subject to approval by the Development Review Board in all districts except Open Space when the proposed camp does not meet all requirements applicable to the construction of a single family dwelling (such as for sewage disposal, water supply, or road access), or when such use will be accessory to an existing dwelling on the same lot. Such camps may be conditionally approved by the Development Review Board only upon finding that the proposed camp would be served by a sewage disposal system appropriate for the intended use (as determined by the Vermont Department of Environmental Conservation), and that no more than one [1] such camp shall be located on a single lot. This application has supplied written confirmation from ANR that a permit is not required for the proposed use (no wastewater system, no running water). The applicant has stated access will not meet public works specifications as the camp will be accessed via ATV on an existing ROW. The applicant knowingly understands the JUFD will be unable to provide service to the camp in case of fire.

III. GENERAL DEVELOPMENT STANDARDS (§10.12.5, §11.1-§11.14)

11.1. Access - Public/Private Roads and Driveways *11.1.1. Conformity with Public Works Specifications: All streets/roads and driveways shall be designed to meet the requirements of the Public Works Specifications of the Town of Jericho, unless waived by the Selectboard, and shall be depicted on the Plat for review by the Development Review Board prior to final plat approval. Application has testified public works specifications will not be met, but applicant has mentioned his primary vehicle will be parked close to the end of the ROW, and an ATV will be used to access the cabin. DRB may want to consider how far up the ROW vehicle(s) should be parked. Does there need to be a designated parking area? See attachments for existing ROW deeds.*

11.2. Parking/Loading/Circulation: *No minimum required for camps. See above for parking on ROW.*

11.5. Grading/Slope/Ridgeline *11.5.1. All land development and subdivision shall be planned to retain, as much as possible, the natural contours and to conserve the natural cover and soil. The landscape shall be preserved in its natural state, as much as practical, by minimizing tree and soil removal and nonessential grading. Any grade changes shall be in keeping with the general appearance of the neighboring developed areas.*

11.5.2. Development and disturbance of steep slopes should be minimized. The following standards shall apply to the development of steep slopes:

11.5.2.1. If slopes between eight and fifteen percent (8%-15%) are disturbed as a result of a proposed development, the Development Review Board may require the applicant to submit plans for erosion and sediment control during construction and plans for post-construction slope stabilization. These plans shall be prepared by a registered professional engineer. DRB should determine if EPSC plans are necessary. Site plan indicates slopes are less than 25%.

11.7. Water Supply and Sewage Disposal *11.7.1. No zoning permit shall be issued for any structure requiring facilities for water supply or sewage disposal, including a mobile home, in any district, unless applicable approvals have been obtained from the Vermont Agency of Natural Resources and/or the appropriate Water District. This application is accompanied by an ANR project review sheet, stating no permit is required for the proposed project*

11.8. Landscaping *11.8.1. Preservation of Landscape: Finished site contours shall depart only minimally from the character of the natural site and the surrounding properties. Removal of vegetation shall be limited to the minimum necessary for safe construction. Areas disturbed through construction shall be revegetated by the applicant.*

11.11. Outdoor Lighting: *Lighting shall be kept to a minimum consistent with the requirements of pedestrian and vehicular safety and convenience in accordance with the Public Works Specifications and the following standards...no lighting has been proposed with this application.*

11.12. Utilities *11.12.1. All existing and proposed utilities and utility Rights-Of-Way/easements, including but not limited to electric, telephone, gas, fiber optic and cable television, shall be shown on the final plat. No utilities have been proposed for this application.*

11.13. Storm Water *11.13.2. Erosion and Sediment Control during Construction: 11.13.2.1. At minimum, all construction shall comply with the erosion control practices detailed in the most recent version of the Vermont Agency of Natural Resources Low Risk Site Handbook for Erosion and Sediment Control.*

11.14. Performance Standards *11.14.1. No land or structure in any zoning district shall be used or occupied in any manner that creates dangerous, injurious, noxious or otherwise objectionable conditions which adversely affect the reasonable use of adjoining or nearby properties). In accordance with the ACT [§§4414(5)], the following performance standards, as measured at the property line, must be met and maintained in all districts for all uses, except for agriculture and forestry.*

Town of Jericho

Development Review Board HEARING Application

Application #: 2016005Parcel Code: MI090

1. The undersigned hereby applies to appear before the Development Review Board for the following (check one):

- ☒ **Conditional Use Approval**
☐ **Zoning Variance**
☐ **Sketch Plan Review**
☐ **Site Plan Review**

- ☐ **Amendment to DRB Approval**
☐ **Dimensional Waiver**
☐ **Appeal of Administrative Decision**
☐ **Other** _____

Section[s] of Zoning Regulations relating to this application: _____

2. Project Information

Description: PROPOSED future CABINLocation: 90 Milo White Road, Jericho, VT LOT #46 MI090Zoning District(s) in which property is located: **AGR** **COM** **(FOR)** **OS** **RR** **VCTR** **VIL**

3. Interested Parties

Applicant Name: JAMIE VALYONEmail address: JAMVAL1@msn.com Mailing Address: 180 Hillview Rd, Richmond, VT 05477Phone: 802 434-3427 Applicant's relationship to parcel (check one): ☐ Owner ☒ Option to purchaseLandowner of Record Name (if not applicant): Linda Laclair, Susan Jennings, Tim & Sarah Wooster, Janet BishAddress/Phone: 3227 Bellows Ct, Middleburg FL 32068 & Judith Boutin

Professional advisor(s) Give name, address, phone, title:

Professional Engineer _____


Other (specify) Chris Haggerty, LS Button Professional Land Surveyors, PC
20 Kimball Ave, Suite 102 South Burlington, VT 05403 (802) 863-1812

Name(s) of current adjacent landowner(s):

MI106: OSCAR DalemMI110: John NeillMI088: Paul BeliveauHP005: David & Fred PeetSI150, a: PRELCO, INC

Landowner Signature (Date)

Applicant Signature (Date)

 2/1/16

Public Hearing(s): Date

FOR OFFICE USE ONLY

DRB Action taken:

March 10, 2016Fee Paid: 225.00\$Application Date: Feb 5, '16

Decision Date: _____

Town of Jericho

Development Review Board HEARING Application

Application #: _____

Parcel Code: MI090

1. The undersigned hereby applies to appear before the Development Review Board for the following (check one):

☒ Conditional Use Approval☐ Zoning Variance☐ Sketch Plan Review☐ Site Plan Review☐ Amendment to DRB Approval☐ Dimensional Waiver☐ Appeal of Administrative Decision☐ Other _____

Section(s) of Zoning Regulations relating to this application: _____

2. Project Information

Description: PROPOSED future CABINLocation: 90 Mile White Road, Jericho, VT LOT #46 MI090Zoning District(s) in which property is located: AGR COM (FOR) OS RR VCTR VIL

3. Interested Parties

Applicant Name: JAMIE VALYONEmail address: JAMVAL1@msn.comMailing Address: 180 Hillview Rd, Richmond, VT 05477Phone: 802 434 3427Applicant's relationship to parcel (check one): ☐ Owner ☒ Option to purchaseLandowner of Record Name (if not applicant): Linda Laclair, Susan Jennings, Tim & Sarah Wheeler, Janet BushAddress Phone: 3227 Bellows Ct, Middleburg, FL 32068 & Janith Bortie

Professional advisor(s) Give name, address, phone, title:

Professional Engineer _____

Other (specify) Chris Haggerty, LS Button Professional Land Surveyors, PC
20 Kimball Ave, Suite 102 South Burlington, VT 05403 (802) 863-1812

Name(s) of current adjacent landowner(s):

MI106: OSCAR DalemMI110: John NeillMI088: Paul BeliveauHP005: David & Fred PeetSI150: PRELCO, INC

Landowner Signature

Landowner Signature (Date)

Applicant Signature (Date)

2/1/16

FOR OFFICE USE ONLY

DRB Action taken

Public Hearing(s) Date

Fee Paid: _____

Application Date

Decision Date

Project Description:

I am attempting to purchase property located at 90 Milo White Road in Jericho, VT. A offer has been made between the owners of the property and myself. The offer has been accepted with the condition that approval is granted from the Jericho DRB for a camp/cabin to be built.

Currently the lot is a 32 acre parcel that is overgrown. There is a 1950+/- Right of Way that leads to the property which starts at the end of Milo White Rd. My intentions are to improve the ROW so that I am able to access property via ATV. The cabin site will be cleared and a small cabin will be built. The cabin will be roughly 30' x 30' and used primarily as a hunting cabin.



Project Review Sheet

Date Initiated

ANR PIN#

WW Project#

Pre-application Review ☒

Project Information

General Information

PROJECT NAME (if applicable) 90 Milo White Rd Cabin	PROJECT TOWN Jericho
PROJECT LOCATION (911 address if available) 90 Milo White Rd	

Contact(s)

CONTACT TYPE Landowner	NAME Janet Bishop et al	ORGANIZATION NAME (if applicable)		
ADDRESS 1007 Dorset Street		TOWN South Burlington	STATE VT	ZIP 05403
PHONE	CELL PHONE	EMAIL bishopvt@comcast.net		
CONTACT TYPE Applicant	NAME Jamie Valyou	ORGANIZATION NAME (if applicable)		
ADDRESS 180 Hillview Rd		TOWN Richmond	STATE VT	ZIP 05477
PHONE 802-434-3427	CELL PHONE 802-355-3246	EMAIL jamval1@msn.com		

Project Description

ENTERED BY Jeffrey McMahon	INFORMATION SOURCE Wastewater System & Potable Water Supply	DATE ENTERED 2/12/2016 10:50 AM
PROJECT DESCRIPTION Construction of a primitive camp on 32 acres w/ no running water or wastewater system. There will be no constructed access road other than a 4 wheeler trail. There will be no construction other than the primitive camp on the parcel.		

DEC Prior Permits

PERMIT TYPE	PERMIT NUMBER
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*Jurisdictional Opinion(s) for permits that may be needed from the District Environmental Office **PRIOR TO COMMENCEMENT OF CONSTRUCTION***

Act 250 Jurisdictional Opinion

This is a jurisdictional opinion issued pursuant to 10 V.S.A. § 6007(c) and Act 250 Rule 3(A). A request for reconsideration by the district coordinator, pursuant to Act 250 Rule 3(B), must be sent to the district coordinator at the address below within 30 days of the mailing of this opinion. Effective July 1, 2013, no appeal may be taken from a jurisdictional opinion or coordinator's decision on reconsideration without reconsideration by the Natural Resources Board. Requests for reconsideration by the Board must be submitted to the Board within 30 days of the mailing of this decision or a coordinator's decision on reconsideration.

PERSON REQUESTING JURISDICTIONAL OPINION Jeffrey McMahon	REQUESTOR TYPE Permit Specialist	ACT 250 PERMIT NUMBER (if any)	HAS THE LANDOWNER SUBDIVIDED BEFORE? <input type="checkbox"/> Yes <input type="checkbox"/> No
TYPE OF PROJECT (check all that apply) <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Agricultural <input type="checkbox"/> Municipal <input type="checkbox"/> State <input type="checkbox"/> Federal			
IS AN ACT 250 PERMIT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		COPIES SENT TO STATUTORY PARTIES? <input type="checkbox"/> Yes <input type="checkbox"/> No	

BASIS FOR DECISION

Not commercial not a development pursuant to 10 VSA 6001(3)

DISTRICT COORDINATOR SIGNATURE



2016.02.12
13:54:24 -05'00'

Peter Keibel, Coordinator

[phone] 802-879-5658 [email] peter.keibel@vermont.gov
Natural Resources Board

District 4 Environmental Commission
111 West Street, Essex Junction, VT 05452

Wastewater System & Potable Water Supply Permit Jurisdictional Opinion

IS A WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT/APPROVAL REQUIRED?

☐ Yes

☐ Permit application currently under review

☒ No

☐ Permit issued on _____

PERMIT NOT REQUIRED?

☐ Boundary Line Adjustment

☐ Home Occupation

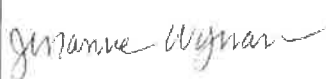
☐ Clean Slate

☐ Notice of Permit Requirement

BASIS FOR DECISION

Per Valyou's proposed uses - Primitive Camp Exemption §1-304(a) (4) primitive camps on their own individual lots with no interior plumbing consisting of no more than a sink with water that are used for no more than three (3) consecutive weeks per year and no more than a total of sixty (60) days per year.

REGIONAL OFFICE STAFF SIGNATURE



2016.02.16
08:45:12 -05'00'

Jessanne Wyman, Regional Engineer

[phone] 802-557-1680 [email] jessanne.wyman@vermont.gov
Department of Environmental Conservation

Drinking Water & Groundwater Protection Division - Essex Regional Office
111 West Street, Essex Junction, VT 05452

The following are preliminary, non-binding determinations made by DEC Permit Specialists identifying other permits that may be needed
PRIOR TO COMMENCEMENT OF CONSTRUCTION

Preliminary, Non-binding Determination of the Applicability of Other State Permits

Note: Fact Sheet numbers below refer to permit fact sheets available at: http://www.anr.state.vt.us/dec/permit_hb/tableofcontents.htm

Agency of Natural Resources - Department of Fish & Wildlife

☒ Nongame & Natural Heritage Program (Threatened & Endangered Species) [Fact Sheet #47.4]

Animals:

Contact: Jon Kart

Email: jon.kart@vermont.gov

Phone: 802-595-1810

Plants:

Contact: Bob Popp

Email: bob.popp@vermont.gov

Phone: 802-476-0129

Local Permits

☒ See your Town Clerk, Zoning Administrator, Planning Commission or Public Works

PERMIT SPECIALIST SIGNATURE



2016.02.16
09:18:24 -05'00'

Jeff McMahon, Permit Specialist

[phone] 802-879-5676 [email] jeff.mcmahon@vermont.gov
Department of Environmental Conservation

Environmental Assistance Office - Essex Regional Office
111 West Street, Essex Junction, VT 05452

Know all Men by these Presents That

I, Madine H. Neill

of Jericho in the County of Chittenden
and State of Vermont Grantor, in the consideration of
paid to my Ten and more Dollars
full satisfaction by

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Helen L. Jennings
of Vermont in the County of
and State of Vermont Grantee, have REMISED, RELEASED,
AND FOREVER QUITCLAIMED unto the said

Helen L. Jennings
all right and title which

I, Madine H. Neill

or my heirs have in, and to a
certain piece of land in Jericho and Richmond in the
County of Chittenden and State of Vermont, described as
follows, viz:

Being all and the same lands and premises, known and design-
ated as Lot #46, conveyed to the said Helen L Jennings and Mark
M. Jennings, now deceased, by Warranty Deed of Carl M. and Helene
M. Jennings dated November 21, 1952 and recorded in Volume 32,
page 240 of the Town of Jericho Land Records.

Reference is hereby made to the above mentioned deed and its
records and to the references therein contained and their records,
all in further aid of this description.

The herein Grantor, in quitclaiming all of her right, title and interest, in
and to the above referred to Lot. #46, hereby intends, without expressly
warranting, that the easterly boundary line of said lot begins at a sixteen
(16") inch blazed spruce tree located on the westerly boundary line of Lot #31
owned by O. Delam as depicted on a plan entitled "Proposed R.O.W. for Helen
Jennings, in the Town of Jericho, Vermont", dated February 16, 1985 and
recorded in Volume ____, Page ____ of the Town of Jericho Land Records; thence
proceeding in a southeasterly direction along said easterly boundary line of
O. Delam forty-five (45') feet, more or less, to a point marked by a four (4")
inch blazed spruce tree; thence continuing in a southeasterly direction along
an old wire fence line as depicted on the above referred to plan to the point
where said old wire fence line ends, which point is located on the easterly
boundary line of said Lot #46; which boundary line is a a blazed line; thence***

H.N.

TO HAVE AND TO HOLD all my right and title in and to said quit-
claimed premises, with the appurtenances thereof, to the said

Helen L. Jennings

AND FURTHERMORE I, the said her heirs and assigns forever

Madine H. Neill

do for myself, and my
heirs, executors and administrators, covenant with the said

Helen L. Jennings, and her

ACKNOWLEDGMENT-
Return No. 1796265
Signed Helen L. Jennings, Grantor
Date August 30th 1986
Vermont Property Transfer Tax
32 V.S.A. Chap. 231
Return Rec'd.-Tax Paid-Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.

heirs and assigns, that from and after the ensealing of these presents the said

Madine H. Neill

will have and claim no right, in, or to the said quit-claimed premises.

IN WITNESS WHEREOF, I hereunto set my hand and seal
this 7th day of ~~January~~ August A. D. 19 86

In Presence of

John Neill

Madine H. Neill
Madine H. Neill

STATE OF VERMONT,
Chittenden County } ss.

At Burlington this
7 day of August A. D. 19 86

Madine H. Neill

personally appeared, and she acknowledged this instrument, by
her sealed and subscribed, to be her free act and deed.

Before me

Notary Public

(Title)

***continuing along said easterly boundary line or blazed line to the southeast corner of said Lot #46.

N.

Recorded for record at Jericho, Vermont August 20, 1986
at 9:00 A.M.

attest: Deborah Fitzgerald
asst. Town Clerk

EASEMENT GRANT

Whereas, the undersigned Grantor, Madine H. Neill, is the owner of a certain parcel of land situated in the Town of Jericho, Vermont, acquired by her and her late husband, Truman E. Neill, Sr., by Warranty Deed recorded in Volume _____, page _____ of the Town of Jericho Land Records.

Whereas, the said Grantor is desirous of creating a perpetual easement and right of way as hereafter described over said land in favor of the Grantee herein, Helen L. Jennings, and her heirs and assigns, to be used as and for a means of ingress and egress over the land of the said Grantor to and from a certain 66' Right of Way and a parcel of land of the said Jennings (sometimes described as Lot No. 46) which was acquired by the said Helen Jennings and her late husband, Mark M. Jennings by Warranty Deed recorded in Volume 32, page 240 of said Land Records and in Volume _____, Page _____ of the Town of Richmond Land Records.

Now, therefore, in consideration of one dollar and other valuable consideration, the undersigned Grantor hereby gives, grants and conveys unto the said Grantee, Helen L. Jennings, and her heirs and assigns, a perpetual easement and right of way along, over and across the said parcel of the said Grantor as hereafter described:

A 30 foot wide easement and right of way, the center line of said easement and right of way being set forth on a Survey entitled "Proposed R.O.W. for Helen L. Jennings, Town of Jericho, Vermont, dated February 16, 1985" (and as may hereafter be revised) prepared by John A. Marsh, Surveyor, and to be recorded in Volume _____, Page _____ of the Town of Jericho Land Records.

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P 386-389

M.H.N. 7/1/86

ACKNOWLEDGMENT
Return Rec'd. - Tax Paid - Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. A 200-86
Signed [Signature]
Date August 29, 1986

Vermont Property Transfer Tax

32: V.S.A. Chap. 231

North St. 544-118
weight 434-2789

The center line of said easement and right of way shall run, as depicted on said Survey, from the southerly side of the certain 66 foot R.O.W. generally in a southerly direction to a point approximately 20 feet from the northerly boundary of the land of one Delam, run thence generally in a southeasterly direction as shown and then turn and run generally in a southwesterly direction to the land of Jennings, and is described further as follows:
Beginning at a point in the southerly side of said certain 66 foot right of way, which said point is also 135 feet from the southeasterly corner of land now or formerly of one M. Beliveau;

M.H.N. M.H.N. Thence proceeding generally in a southerly direction in and along an old log road, as depicted by the dotted line on said survey, to a point which is approximately 20 feet northerly of the northerly boundary line of land now or formerly of O. Delam and also approximately 400 feet southeasterly of the said O. Delam's northwesterly corner;

Thence proceeding generally in a southeasterly direction in and along the old log road which runs generally parallel to the northerly boundary line of the land of the said Delam and which continues to run and remain northerly of said line to and beyond the southeasterly corner of the said land of O. Delam;

Thence bending on a curve and still following the course of the old log road and proceeding generally in a southerly and/or southwesterly direction in and along said road as it winds and turns towards the land of the Grantee to the lands of the Grantee at a point in an old wire fence as depicted, which old wire fence line is located at the easterly boundary line of the land of the Grantee herein.

Included herein is a right of way in common with others over and along a 66 foot wide right of way leading from Milo White Road as depicted on the above referred to Survey to the point of beginning of the herein conveyed right of way.

The said easement and right of way is hereby established for the following purposes:

1. The easement and right of way shall be for the purpose of permitting the Grantee, and her heirs and assigns, to cross and recross over, along and through the land of the Grantor by means of pedestrian and vehicular traffic for the purpose of gaining access to and returning from said lot of the Grantee.
2. This easement and right of way shall permit the Grantee, and her heirs and assigns, to construct, repair and maintain a 30 foot wide roadway over the land of the Grantor, and her heirs and assigns, provided that the construction, repair and maintenance of said roadway shall be entirely at the discretion and expense of the Grantee, and her heirs and assigns.
3. This Grant shall consist of the grant of an easement merely and is not intended to constitute a grant of any portion of the fee title of the aforementioned land of the Grantor.
4. The Grantor, for herself and her heirs and assigns, hereby reserves the right to travel along and over the said easement and right of way for the purpose of obtaining ingress and egress to and from the land of the Grantor on either side of the said easement and right of way. This reservation shall exist in perpetuity and enure to the benefit of the Grantor and her heirs and assigns.
5. In the event that the Grantor, or her heirs and assigns, shall convey or seek to develop all or any portion of the land of the Grantor abutting the said easement and right of way on either side, then it shall be the

M.H.N. *M.H.N.*

responsibility of the Grantor, or her heirs and assigns, or of any such Grantee, and its heirs and assigns, to bear its proportionate share of the expenses of repair, maintenance and reconstruction of said right of way.

To have and to hold the said granted easement and right of way, subject to the reservations herein contained, to the said Grantee, and her heirs, successors and assigns, to their own use and benefit forever.

Dated at Burlington, Vermont, this 7th day of August, 1986.

M.H.N. 7/7/86

WITNESS:

[Signature]

Madine H. Neill
Madine H. Neill

[Signature]

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Burlington, Vermont, this 7 day of August, 1986, Madine H. Neill personally appeared and she acknowledged this instrument, by her signed and sealed, to be her free act and deed.

Before me,

[Signature]
Notary Public

Received for record at Jericho, Vermont August 20, 1986
attest: Deborah Fitzgerald, Asst Town



March 3, 2016

Jamie Valyou
90 Milo White
Jericho, Vermont 05465

RE: Construction of a new hunting camp

Dear Mr. Valyou,

We have reviewed your request to build a new hunting camp located on the property at 90 Milo White Road in Jericho. After reviewing the site plan (dated 2/4/2016) that I was provided with, due to the location and limited access (by foot or ATV) the Underhill Jericho fire department would not be able to provide fire protection services for this hunting camp since there is no access for fire apparatus.

If you have any questions or concerns you may contact me at 899-4025 or by e-mail at harry@ujfd.org

Sincerely,

A handwritten signature in black ink, appearing to read "Harry Schoppmann III".

Harry Schoppmann III
Duty Officer

Cc: Michelle Patrick, Jericho Zoning